

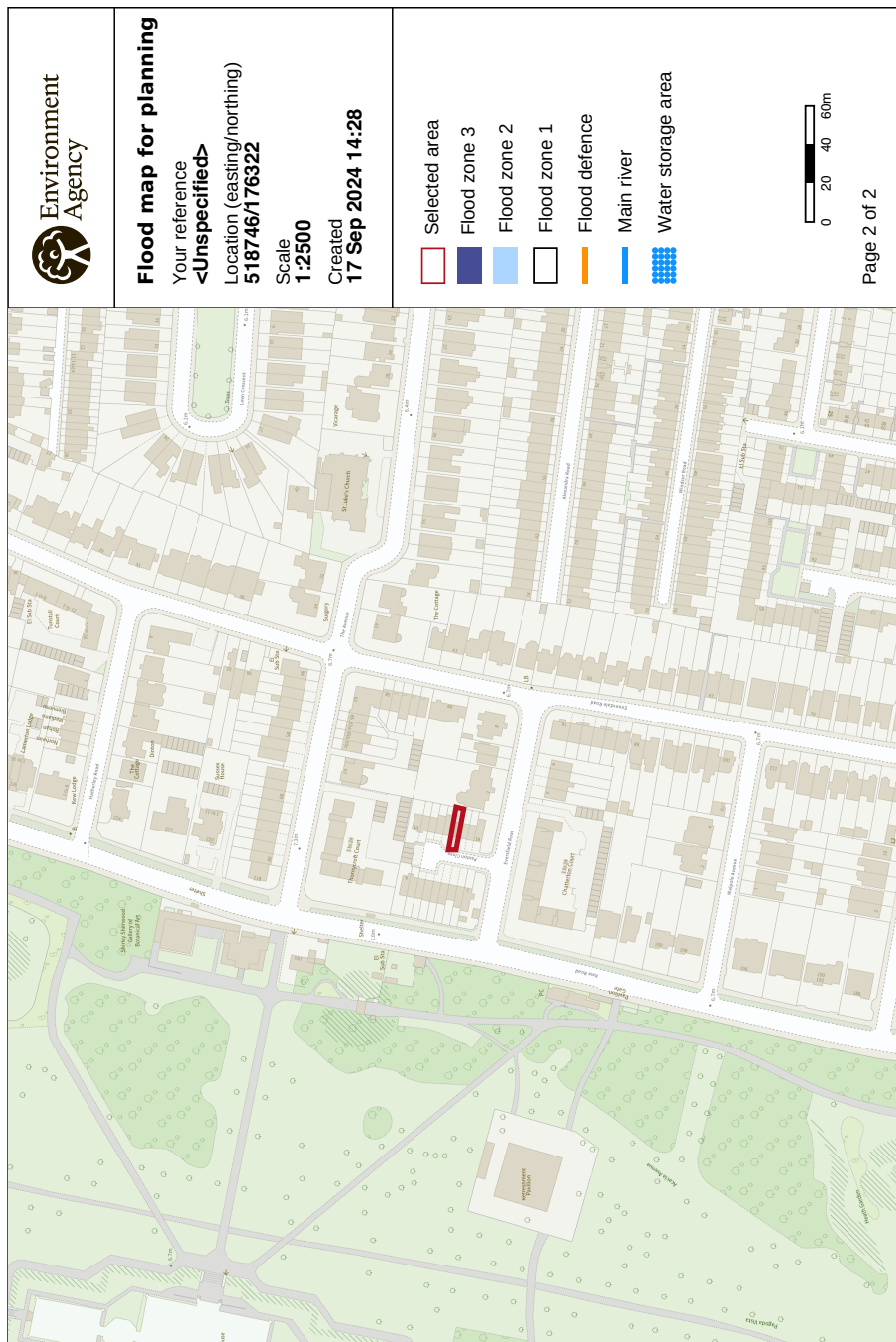
Flood Risk Assessment

17 September 2024

Site address

15 Paxton Close TW9 0AW

The property is situated in Flood Zone 1. A residential mid-terrace house.



Proposed development

The proposal is to remove the existing internal garage and add that space to existing residential use. The garage doors would be removed and new windows on a new solid wall installed to match the consistent line of the windows in the terrace. The existing rear elevation consisting of a door, a sliding door and fixed glass panel and a window would be replaced by sliding doors with fixed side panels.

No increase in the existing footprint of the house is proposed. There is no change to the water drainage system proposed.

FRA Summary

Sequential and Exception Tests

Development is non-minor and a Sequential Test should not be required.
An Exception Test should not be required.

Flood Risk

There are no recorded flooding for this site.

Groundwater Flood Risk: Low - Although the area is susceptible to water drainage.

Development impact

The proposals will have no effect on the current situation. There is no increase in the building footprint and the works are all internal.

Flood Risk Mitigation Measures:

1. Construction should utilise flood resistant materials and utility services should be placed as high as practicable to reduce the impact of any flooding in the future.
2. Occupants will sign up for a EA Emergency Flood Warning Direct Service.

Conclusion

The site will remain dry during all fluvial, tidal and surface water modelled events. With the proposed mitigation measures in place, the property will remain safe for its lifetime.